

Doc. No. 4752 11

MEMORANDUM

May 1, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: EDITH M. NETTER, ASSISTANT DIRECTOR FOR LAND USE
AND ENVIRONMENTAL POLICY
LINDA BOURQUE, DIRECTOR OF ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on forty-six zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

<u>Categories</u>	<u>Recommendations</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Residential conversions	12	5		4
Major new housing or rehabilitation	4	1	1	
Residential (building expansions, subdivisions, etc.)	6	1		3
Parking; gas stations; repair garages				
Industrial; chemical storage				
Institutional; recreational	3			
Commercial; office; business	1	1	1	
Hotels; restaurants	1			1
Signs	1			

We recommend approval of twelve residential conversions:

- Z-8454. 100 Appleton Street, Boston. Four apartments.
- Z-8461. 50-52 Athol Street, Allston. Three-family dwelling.
- Z-8462. 52 P Street, South Boston. Two-family dwelling.
- Z-8471. 33 Worcester Street, Boston. Five apartments.
- Z-8487. 32 Chestnut Street, Charlestown. Three apartments.
- Z-8489. 171 West Eighth Street, South Boston. Four apartments.
- Z-8497. 82 Brainerd Road, Brighton. Twenty-one apartments.

- Z-8511. 246-248 West Broadway. Six apartments.
- Z-8582- 58-60 Bartlett Street, Roxbury. Existing three-family dwelling.
8583.
- Z-8642. 159-165 M Street, South Boston. Six apartments.
- Z-8645. 95 Highland Street, Hyde Park. Three apartments.
- Z-8669. 15 Henshaw Street, Brighton. Two apartments.

We recommend approval of four new housing-rehabilitation referrals:

- Z-8590. 10-18 Dimock Street, Roxbury. Fourteen apartments.
- Z-8477- 114-118 Buttonwood Street, Dorchester. One-family dwelling.
8478.
- Z-8491. 1-5 Ridge Street, Roslindale. Three attached modular units.
- Z-8669. 60 Southern Avenue, Dorchester. Fourteen low and moderate income apartments.

We recommend approval of six residential expansion, subdivision referrals:

- Z-8473- 13-15 Maryland Street, Dorchester. Subdivision.
8474.
- Z-8488. 35 Davison Street, Hyde Park. Three-story rear addition.
- Z-8548- Dorchester Street and 218 West Eighth Street, South Boston.
8549. Subdivision.
- Z-8620. 31 Lyndhurst Street, Dorchester. Dormer additions.
- Z-8632. 79 Glenwood Avenue, Hyde Park. Two-story side addition.
- Z-8668. 171 King Street, Dorchester. Enclose porch.

We recommend approval of three institutional-recreational referrals:

- Z-8476. 331 Brookline Avenue, Boston. Sports center.
- Z-8502. 85 Centre Street, Roxbury. Social center.
- Z-8617- 279-291 Eustis Street, Roxbury. Alcoholic recovery home.
8618.

We recommend approval of one commercial, business referral:

- Z-8486. 1857 Centre Street, West Roxbury. Addition to bank.

We recommend approval of one restaurant referral:

Z-8457. 178 Border Street, East Boston. Vestibule addition.

We recommend approval of one sign referral:

Z-8630. 500 Cambridge Street, Allston. Identification and information sign.

We recommend denial of eight referrals:

Z-8455. 63 Hancock Street and 2-4 Glendale Street, Dorchester. Commercial intrusion.

Z-8479. 14 Norwell Street, Dorchester. Basement apartment inappropriate.

Z-8484. 112 Adams Street, Dorchester. Basement apartments inappropriate.

Z-8492. 24 High Street, Charlestown. Fourth story addition.

Z-8503. 33-35 O Street, South Boston. Expansion of commercial use.

Z-8519. 59 Cottage Street, East Boston. Basement apartments inappropriate.

Z-8522. 36 Falkland Street, Brighton. Two-family dwelling inappropriate.

Z-8565. 16 Lincoln Street, Brighton. Basement apartment inappropriate.

We recommend denial without prejudice in two cases:

Z-8485. 79-85 Freeport Street, Dorchester. Review with community.

Z-8523- 2-6 Granfield Avenue, Roslindale. Inadequate plan.
8525.

We recommend deferral of eight referrals:

Z-8472. 408 Columbus Avenue, Boston. Review plans with neighborhood association.

Z-8467. 314 Meridian Street, East Boston. Review plans with Authority.

Z-8490. 188 Maverick Street, East Boston. Review plans with Authority.

Z-8494. 87 Robinwood Avenue., Jamaica Plain. Review with Authority.

Z-8506. 50½-50 Washington Street, Charlestown. Review basement apartment plans.

Z-8520. 27 Dartmouth Street, Boston. Review plans with neighborhood association.

Z-8493. 381 Bunker Hill Street, Charlestown. No plans submitted.

Z-8496. 301 Warren Street, Roxbury. Authority land disposition parcel.

BOARD OF APPEAL REFERRALS

May 1, 1986

		<u>Hearing</u>	
1.	Z-8454	5/6/86	Homa Safaii 100 Appleton Street, Boston
2.	Z-8455	5/6/86	Joao M. DaSilva 63-65 Hancock Street & 2-4 Glendale Street, Dorchester
3.	Z-8457	5/13/86	Colley/McCoy Company 178 Border Street, East Boston
4.	Z-8461	5/6/86	Gilberto M. & Sue E. DeMatos 50-52 Athol Street, Allston
5.	Z-8462	5/6/86	Peter D. Cardiniale 52 P Street, South Boston
6.	Z-8467	5/6/86	Scot D. Kenworthy 314 Meridian Street, East Boston
7.	Z-8471	5/6/86	33 Worcester Street Realty Trust 33 Worcester Street, Boston
8.	Z-8472	5/6/86	Joseph C. Follayttar 408 Columbus Avenue, Boston
*9.	Z-8473-8474	5/6/86	William P. Driscoll 13-15 Maryland Street, Dorchester
10.	Z-8476	5/13/86	Simmons College 331 Brookline Avenue, Boston
11.	Z-8477-8478	5/13/86	Dorothy A. O'Leary 114-118 Buttonwood Street Dorchester
12.	Z-8479	5/13/86	Charles W. Duffy 14 Norwell Street, Dorchester
13.	Z-8484	5/6/86	Robert & Dino Susi 112 Adams Street, Dorchester
14.	Z-8485	5/6/86	Wings Realty Trust 79-85 Freeport Street, Dorchester
15.	Z-8486	5/13/86	Bank of Boston 1857 Centre Street, West Roxbury
16.	Z-8487	5/13/86	David W. Foster, et al 32 Chestnut Street, Charlestown
17.	Z-8488	5/13/86	Ross Welliver 35 Davison Street, Hyde Park

*not included in original submission

BOARD OF APPEAL REFERRALS

May 1, 1986

		<u>Hearing</u>	
18.	Z-8489	5/13/86	Edward C. Donahue, Trustee 171 West Eighth Street South Boston
19.	Z-8490	5/13/86	Maria Santos 188 Maverick Street, East Boston
20.	Z-8491	5/13/86	Edward Carroll 1-5 Ridge Street, Roslindale
21.	Z-8492	5/13/86	Navid Realty Trust 24 High Street, Charlestown
22.	Z-8493	5/13/86	James Cullity 381 Bunker Hill Street, Charlestown
23.	Z-8494	5/13/86	Warren Garner 87 Robinwood Avenue, Jamaica Plain
24.	Z-8496	5/6/86	Scott's Food Service, Inc. (Lessee) 301 Warren Street, Roxbury
25.	Z-8497	5/13/86	James Gould 82 Brainerd Road, Brighton
26.	Z-8502	5/8/86	Boston Society of Vulcan of Massachusetts, Inc. 85 Centre Street, Roxbury
27.	Z-8503	5/8/86	Ambrose J. Clifford 33-35 O Street, South Boston
28.	Z-8506	5/8/86	William D. Fitzgerald 50½-50 Washington Street Charlestown
29.	Z-8511	5/8/86	Marilyn Grosberg 246-248 West Broadway South Boston
30.	Z-8519	5/8/86	Giovanni DiConstanzo 59 Cottage Street, East Boston
31.	Z-8520	5/8/86	27 Dartmouth Street Trust 27 Dartmouth Street, Boston
32.	Z-8522	5/8/86	John J. Coleman 36 Falkland Street, Brighton
33.	Z-8523-8525	5/8/86	Patrick Cibotti 2-6 Granfield Avenue, Roslindale

BOARD OF APPEAL REFERRALS

May 1, 1986

Hearing

34.	Z-8548-8549	5/8/86	James E. Joyce, Jr. & Daniel P. McLaughlin 239-241 Dorchester Street & 218 West Eighth Street South Boston
35.	Z-8565	5/13/86	Harry J. Stoia 16 Lincoln Street, Brighton
36.	Z-8582-8583	5/6/86	Locksley Bryan 58-60 Bartlett Street, Roxbury
*37.	Z-8590	5/6/86	Public Facilities Department 10-18 Dimock Street, Roxbury
38.	Z-8617-8618	5/13/86	Boston Redevelopment Authority 279 & 291 Eustis Street, Roxbury
39.	Z-8620	5/8/86	Michael Mancini & Thad Byrd 31 Lyndhurst Street, Dorchester
40.	Z-8630	5/8/86	Jackson Mann Community School and Council 500 Cambridge Street, Allston
41.	Z-8632	5/8/86	Neponset Parkway Florist 79 Glenwood Avenue, Hyde Park
42.	Z-8642	5/6/86	Maryann McLeod Crush 159-165 M Street, South Boston
43.	Z-8645	5/6/86	Andrew J. Warren 96 Highland Street, Hyde Park
44.	Z-8648	5/13/86	Ber Tiomkin 15 Henshaw Street, Brighton
45.	Z-8669	5/8/86	Department of Public Facilities 60 Southern Avenue, Dorchester
*46.	Z-8668	5/13/86	Jasmine Purshotham 171 King Street, Dorchester

*not included in original submission

MEMORANDUM

April 23, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: EDITH NETTER, ASSISTANT DIRECTOR FOR LAND USE AND
ENVIRONMENTAL POLICY
LINDA BOURQUE, DIRECTOR OF ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 5/6/86 Z-8454
Homa Safaii
100 Appleton Street
Boston

Site: 2½-Story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from lodging house to four apartments;
erect roof deck.

Violation(s): Dwelling converted for more families is forbidden
use.

Insufficient open space.

VOTED: In reference to petition Z-8454, Homa Safaii,
100 Appleton Street, Boston, for forbidden use
and variance for change of occupancy from lodging
house to four apartments and erect roof deck in
an apartment (H-3) district, the Boston
Redevelopment Authority recommends approval with
the following provisos: that plans be submitted
to the Authority for design review approval; that
plans be reviewed by Ellis Neighborhood Association
and South End Historical Society.



Z-8454

100 APPLETON ST. BOSTON

Board of Appeal Referrals

5/1/86

Hearing: 5/6/86 Z-8455
Joao M. DaSilva
63-65 Hancock Street &
2-4 Glendale Street
Dorchester

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from four-family dwelling to
three-family dwelling and store.

Violation(s): Store is forbidden use.

VOTED: In reference to petition Z-8455, Joao M. DaSilva, 63-65 Hancock Street & 2-4 Glendale Street, Dorchester, for forbidden use for change of occupancy from four-family dwelling to three-family dwelling and store in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Elimination of residential apartment for commercial purposes is inappropriate especially at this time when a critical shortage of available dwelling units exists. Proposal represents further commercial encroachment in a residential neighborhood.



Z-8455

63-65 HANCOCK ST.

2-4 GLENDALE ST. DORCHESTER

Board of Appeal Referrals

5/1/86

Hearing: 5/13/86 Z-8457
Colley/McCoy Company
178 Border Street
East Boston

Site: One-story structure

District(s): Waterfront (W-2)

Purpose: Erect vestibule addition to restaurant.

Violation(s): Take-out eat-in restaurant is conditional use.

VOTED: In reference to petition Z-8457, Colley/McCoy Company, 178 Border Street, East Boston, for conditional use to erect vestibule addition to take-out restaurant in a waterfront (W-2) district, the Boston Redevelopment Authority recommends approval. Vestibule is minor addition to front of McDonald's restaurant. Existing side dining room entrance is for handicapped persons.



LEXINGTON

PRINCETON

SARATOGA

BENNINGTON

CENTRAL

SQUARE

ALSO KNOWN AS WILLIAM G. KELLY

LINE

BULKHEAD

STREET

STREET

STREET

SUMNER TUNNEL ENTRANCE

CALLAHAN TUNNEL EXIT

MUNICIPAL GYMNASIUM

AND

BOYS

SCHOOL

LAYMAN

STREET

PARIS

GEORGE WHITE

HEAD

Z-8457

178 BORDER ST. EAST BOSTON

STREET

LONDON

FITTON SCHOOL

MAVERICK

BORDER

STREET

STREET

STREET

STREET

Board of Appeal Referrals

5/1/86

Hearing: 5/6/86

Z-8461
Gilberto M. & Sue E. DeMatos
50-52 Athol Street
Allston

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

VOTED: In reference to petition Z-8461, Gilberto M. & Sue E. DeMatos, 50-52 Athol Street, Allston, for forbidden use and variance for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that three off-street parking spaces be provided. Three-family occupancy consistent with neighborhood's residential character.

Z-8461 50-52 ATHOL ST. ALLSTON



Z-8461 50-52 ATHOL ST. ALLSTON

Board of Appeal Referrals

5/1/86

5

Hearing: 5/6/86 Z-8462
Peter D. Cardinale
52 P Street
South Boston

Site: 2½-Story row structure

District(s): Residential, three-family (R-.8)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-8462,
Peter D. Cardinale, 52 P Street, South Boston,
for forbidden use and variance to legalize occupancy
as two-family dwelling in a residential (R-.8)
district, the Boston Redevelopment Authority
recommends approval. No record of legal occupancy.
Two-family occupancy appropriate and compatible
with surrounding residential properties.

Z-8462 52 P ST. SOUTH BOSTON



FARRAGUT

STREET

STREET

BROADWAY

STREET

NURSERY
SCHOOL

STREET

STREET

ROAD

ROAD

PUBLIC
LANDING

Z-8462

52 P ST.

SOUTH BOSTON

STREET

ACADIA

STREET

OHV-1
26.01

SECOND

GRACE CT
THIRD

NAZARETH
GRADE SCHOOL
(GRAM)

Board of Appeal Referrals

5/1/86

Hearing: 5/6/86 Z-8467
Scot D. Kenworthy
314 Meridian Street
East Boston

Site: Three-story structure

District(s): Local business (L-1)

Purpose: Change occupancy to four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-8467, Scot D. Kenworthy, 314 Meridian Street, East Boston, for forbidden use and three variances for change of occupancy to four-family dwelling in a local business (L-1) district, the Boston Redevelopment Authority recommends deferral. Plans inclusive of window location, light and air, and ventilation should be submitted to the Authority for review; plans must comply with Inspectional Services Commissioner's Bulletin 85-1, September 25, 1985, construction of basement apartments. No record of legal occupancy; existing three-family dwelling.

Z-8467 314 MERIDIAN ST. EAST BOSTON

314 MERIDIAN ST.

EAST BOSTON

Board of Appeal Referrals

5/1/86

Hearing: 5/6/86 Z-8471
33 Worcester Street Realty Trust
33 Worcester Street
Boston

Site: 3½-Story row structure

District(s): Apartment (H-2)

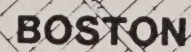
Purpose: Change occupancy from four to five apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Excessive floor area ratio.

Insufficient open space.

VOTED: In reference to petition Z-8471, 33 Worcester Street Realty Trust, 33 Worcester Street, Boston, for forbidden use and two variances for change of occupancy from four to five apartments in apartment (H-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans inclusive of access to light and air, window location, and ventilation be submitted to the Authority for design review approval; that appellant review plans with Four Squares Neighborhood Association; that proposal comply with Inspectional Services Commissioner's Bulletin 85-1, September 25, 1986, construction of basement apartments, which specifies that no more than fifty percent of the floor to ceiling height of unit is below average grade.



Board of Appeal Referrals

5/1/86

8

Hearing: 5/6/86 Z-8472
Joseph C. Follayttar
408 Columbus Avenue
Boston

Site: 3½-Story row structure

District(s): Apartment (H-3)

Purpose: Erect one-story penthouse addition to apartment structure.

Violation(s): Restricted roof structure district.

VOTED: In reference to petition Z-8472, Joseph C. Follayttar, 408 Columbus Avenue, Boston, for conditional use to erect one-story penthouse addition to apartment structure in an apartment (H-3) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant has reviewed plans with Authority, South End Historical Society, and Pilot Block Neighborhood Association.



Z-8472 408 COLUMBUS AVE. BOSTON

Board of Appeal Referrals

5/1/86

Hearing: 5/6/86 Z-8473-8474
William P. Driscoll
13-15 Maryland Street
Dorchester

Site: Three-story duplex structure

District(s): Apartment (H-1)

Purpose: Subdivide.

Violation(s): Insufficient lot area, width, and frontage.

VOTED: In reference to petitions Z-8473-8474, William P. Driscoll, 13-15 Maryland Street, Dorchester, for four variances to subdivide duplex structure in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with following provisos: that exterior of structures be treated uniformly; that repair-renovation plans be submitted to the Authority for design review approval. Violations technical.



Z-8473-8474 13-15 MARYLAND ST. DORCHESTER

Hearing: 5/13/86 Z-8476
Simmons College
331 Brookline Avenue
Boston

Site: College complex

District(s): Apartment (H-1)

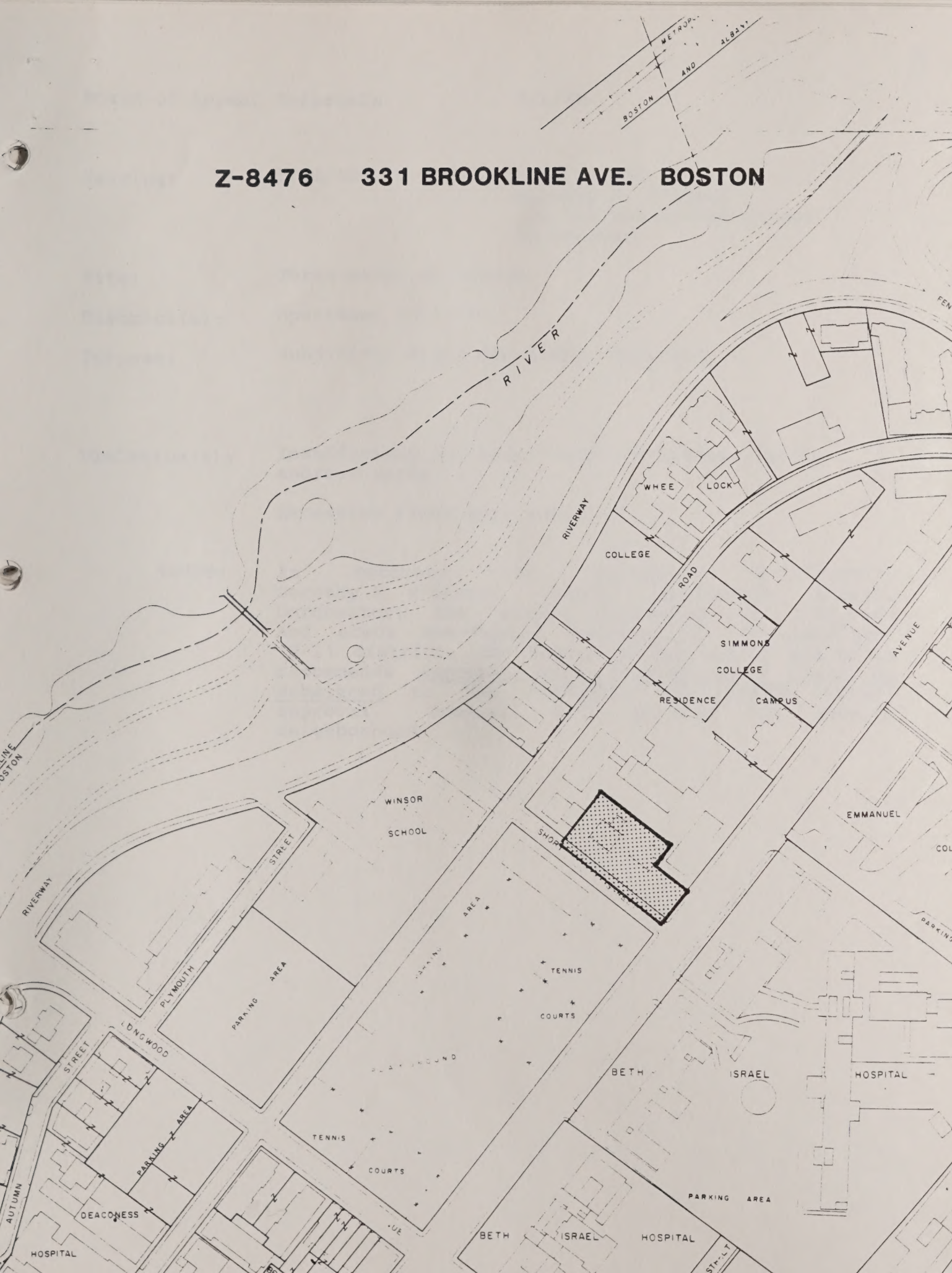
Purpose: Erect three-story sports center structure.

Violation(s): College is conditional use.

Insufficient lot area, front yard, side yard,
setback of parapet, and off-street loading.

VOTED: In reference to petition Z-8476, Simmons College, 331 Brookline Avenue, Boston, for conditional use and six variances to erect three-story sports center structure in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval; that a landscaping plan providing a view corridor, pedestrian pathway and fire department egress to replace discontinued Short Street (private way) be submitted to the Authority for design review approval; that a relocation site be found for existing day care center presently located on proposed recreation building site; that appellant enter into a PILOT agreement with the City. These provisos are a result of concerns expressed at a community meeting chaired by MASCO.

Z-8476 331 BROOKLINE AVE. BOSTON



Board of Appeal Referrals

5/1/86

Hearing: 5/13/86 Z-8477-8478
Dorothy A. O'Leary
114-118 Buttonwood Street
Dorchester

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Subdivide; erect one-family dwelling.

Violation(s): Insufficient lot area, width, frontage, front,
and rear yards.

Excessive floor area ratio.

VOTED: In reference to petitions Z-8477-8478,
Dorothy A. O'Leary, 114-118 Buttonwood Street,
Dorchester, for eleven variances to subdivide
and erect one-family dwelling in an apartment
(H-1) district, the Boston Redevelopment Authority
recommends approval with proviso that plans be
submitted to the Authority for design review
approval. Proposal will benefit and enhance
neighborhood.



ROGER
CLAP
SCHOOL

SUB
STATION

SANT
MARGARET
R.C. CHURCH

ST. MARGARET
SCHOOL
(GRAM.)

7-8477-8478

114-118 BUTTONWOOD ST. DORCHESTER

Board of Appeal Referrals

5/1/86

12

Hearing: 5/13/86 Z-8479
Charles W. Duffy
14 Norwell Street
Dorchester

Site: Three-story row structure

District(s): Apartment (H-1)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-8479, Charles W. Duffy, 14 Norwell Street, Dorchester, for forbidden use and three variances for change of occupancy from three- to four-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Basement apartment is inappropriate. Minimal window space. Row house structure not conducive to additional light.



Z-8479

14 NORWELL ST. DORCHESTER

Hearing: 5/6/86

Z-8484
Robert & Dino Susi
112 Adams Street
Dorchester

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from six to eight apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-8484, Robert & Dino Susi, 112 Adams Street, Dorchester, for forbidden use and three variances for change of occupancy from six to eight apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Basement apartment is inappropriate, not conducive to light and air and would create a negative precedent. No provisions for off-street parking.



Z-8484

112 ADAMS ST. DORCHESTER

Board of Appeal Referrals

5/1/86

14

Hearing: 5/6/86 Z-8485
Wings Realty Trust
79-85 Freeport Street
Dorchester

Site: Three-story structure

District(s): Manufacturing (M-1)

Purpose: Erect two-story addition to store, office, and
warehouse structure.

Violation(s): Extension of nonconforming use.
Excessive floor area ratio.
Insufficient rear yard and off-street parking.

VOTED: In reference to petition Z-8485, Wings Realty Trust, 79-85 Freeport Street, Dorchester, for four variances to erect two-story addition to store, office, and warehouse structure in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Critical concern is expansion impact on abutting residential properties. Appellant should arrange meeting with community to review plans, address concerns, and subsequent review with Authority.

Z-8485 79-85 FREEPORT ST. DORCHESTER



Z-8485

79-85 FREEPORT ST.

DORCHESTER

Board of Appeal Referrals

5/1/86

15

Hearing: 5/13/86 Z-8486
Bank of Boston
1857 Centre Street
West Roxbury

Site: One-story structure

District(s): General business (B-1)

Purpose: Erect one-story addition to bank structure.

Violation(s): Drive-in bank is conditional use.

VOTED: In reference to petition Z-8486, Bank of Boston, 1857 Centre Street, West Roxbury, for conditional use to erect one-story addition to bank structure in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans inclusive of landscaping and fencing be submitted to the Authority for design review approval. Addition will provide drive-up canopy and office space. Twenty-five off-street parking spaces on site.



Z-8486

1857 CENTRE ST.

WEST ROXBURY

Board of Appeal Referrals

5/1/86

16

Hearing: 5/13/86 Z-8487
David W. Foster, et al
32 Chestnut Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from lodging house to three-family dwelling.

Violation(s): Excessive floor area ratio.
Insufficient open space.

VOTED: In reference to petition Z-8487, David W. Foster, et al, 32 Chestnut Street, Charlestown, for two variances for change of occupancy from lodging house to three-family dwelling and replace sundecks in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans inclusive of deck replacements be submitted to the Authority for design review approval. Structure has not been used as lodging house for several years and is not licensed as such. Two apartments existing. Conversion is consistent with neighborhood character and rehabilitation will enhance property.

Z-8487

32 CHESTNUT ST. CHARLESTOWN



Board of Appeal Referrals

5/1/86

17

Hearing: 5/13/86 Z-8488
Ross Welliver
35 Davison Street
Hyde Park

Site: Three-story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect three-story rear addition to three-family dwelling.

Violation(s): Extension of nonconforming use.
Excessive height of building.

VOTED: In reference to petition Z-8488, Ross Welliver, 35 Davison Street, Hyde Park, for extension of nonconforming use and variance to erect three-story addition to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that height of addition not exceed existing; that plans be submitted to the Authority for design review approval. Addition will provide units with bedrooms, baths, and enlarged kitchens.

Z-8488

35 DAVISON ST.

HYDE PARK



Board of Appeal Referrals

5/1/86

18

Hearing: 5/13/86 Z-8489
Edward C. Donahue, Trustee
171 West Eighth Street
South Boston

Site: Four-story structure

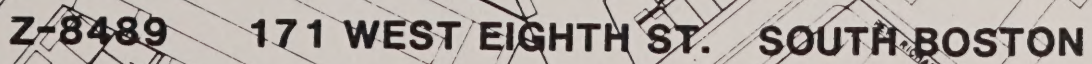
District(s): Apartment (H-1-50)

Purpose: Change occupancy from three to four apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-8489, Edward C. Donahue, Trustee, 171 West Eighth Street, South Boston, for forbidden use and two variances for change of occupancy from three to four apartments in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Existing condition. No apparent impact on neighborhood properties.



MICHAEL J
PERKINS
SCHOOL

Board of Appeal Referrals

5/1/86

Hearing: 5/13/86 Z-8490
Maria Santos
188 Maverick Street
East Boston

Site: Three-story structure

District(s): Local business (L-1)

Purpose: Erect two-story side addition to three-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-8490, Maria Santos, 188 Maverick Street, East Boston, for variance to erect two-story addition to three-family dwelling in a local business (L-1) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant reviews plans with Authority. Several attempts have been made to contact Ms. Santos without success.



Z-8490

188 MAVERICK ST. EAST BOSTON

Board of Appeal Referrals

5/1/86

20

Hearing: 5/13/86

Z-8491
Edward Carroll
1-5 Ridge Street
Roslindale

Site: 7,175 Square feet of land

District(s): Local business (L-.5) and Residential, three-family (R-.5)

Purpose: Erect three one-story attached modular townhouses.

Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area, width, frontage, open space,
front, rear yards, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-8491, Edward Carroll, 1-5 Ridge Street, Roslindale, for forbidden use and nine variances to erect three attached modular townhouses in a residential (R-.5) and local business (L-.5) districts, the Boston Redevelopment Authority recommends approval with the following provisos: that at least one off-street parking space per unit be provided; that plans inclusive of landscaping and parking be submitted to the Authority for design review approval. Development which will create needed housing is compatible with residential-local business neighborhood.

Z-8491 1-5 RIDGE ST. ROSLINDALE

JAMES F. HEALY
PLAYGROUND



Board of Appeal Referrals

5/1/86

Hearing: 5/13/86 Z-8492
Navid Realty Trust
24 High Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Erect one-story addition to three-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient front yard and rear yard.

VOTED: In reference to petition Z-8492, Navid Realty Trust, 24 High Street, Charlestown, for four variances to erect one-story addition three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Addition of fourth story to this corner structure will critically impair the roofline continuity (3 stories, approximately 35 feet), of High Street and provide an unwelcome, unwanted precedent.

Z-8492

24 HIGH ST.

CHARLESTOWN



Board of Appeal Referrals

5/1/86

22

Hearing: 5/13/86 Z-8493
James Cullity
381 Bunker Hill Street
Charlestown

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-8493, James Cullity, 381 Bunker Hill Street, Charlestown, for forbidden use and three variances to legalize occupancy as two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends deferral of hearing. No record of legal occupancy. No plans submitted with application. Appellant must review unit floor plans of this small 2½-story frame structure with Authority.

Z-8493 381 BUNKER HILL ST. CHARLESTOWN



Z-8493

381 BUNKER HILL ST.

CHARLESTOWN

Board of Appeal Referrals

5/1/86

23

Hearing: 5/13/86 Z-8494
Warren Garner
87 Robinwood Avenue
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, width, frontage, and open space.

Excessive height of building.

VOTED: In reference to petition Z-8494, Warren Garner, 87 Robinwood Avenue, Jamaica Plain, for forbidden use and five variances for change of occupancy from two- to four-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant meets with community to review conversion and address primary concerns which are: density of proposed four units and off-street parking.

Z-8494 87 ROBINWOOD AVE. JAMAICA PLAIN



Z-8494 87 ROBINWOOD AVE. JAMAICA PLAIN

Board of Appeal Referrals

5/1/86

Hearing: 5/6/86 Z-8496
Scott's Food Services, Inc. (Lessee)
301 Warren Street
Roxbury

Site: Washington Park Mall

District(s): Local business (B-1)

Purpose: Erect one-story restaurant structure with drive-through window.

Violation(s): Take-out drive-in restaurant is conditional use.

VOTED: In reference to petition Z-8496, Scott's Food Service, Inc., (Lessee), 301 Warren Street, Roxbury, for conditional use to erect one-story restaurant structure with drive-through window in a general business (B-1) district, the Boston Redevelopment Authority recommends deferral of hearing. This is an Authority Land Disposition parcel. Appellant must present formal plan to the Authority for review and approval before petition can be acted upon by the Board of Appeal.



Z-8496

301 WARREN ST. ROXBURY

Board of Appeal Referrals

5/1/86

25

Hearing: 5/13/86 Z-8497
James Gould
82 Brainerd Road
Brighton

Site: Four-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from 20 to 21 apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

VOTED: In reference to petition Z-8497, James Gould, 82 Brainerd Road, Brighton, for forbidden use and variance for change of occupancy from 20 to 21 apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Conversion of first-floor storage room to residential apartment.



Z-8497 82 BRIANARD ST. BRIGHTON

Board of Appeal Referrals

5/1/86

Hearing: 5/8/86 Z-8502
Boston Society of Vulcan Of
Massachusetts, Inc.
85 Centre Street
Roxbury

Site: One-story structure

District(s): General business (B-1)

Purpose: Change occupancy from store to social center.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-8502, Boston Society of Vulcan of Massachusetts, Inc., for variance for change of occupancy from store to social center in a general business (B-1) district, the Boston Redevelopment Authority recommends approval only with the following provisos: that there be no alcoholic beverages on the premises. Appellant is a non-profit organization of Boston Fire Department minority members who perform charitable work in the community.

Board of Appeal Referrals

5/1/86

Hearing: 5/8/86 Z-8503
Ambrose J. Clifford
33-35 O Street
South Boston

Site: One-story structure

District(s): Apartment (H-1-50)

Purpose: Erect two-story addition to roofing-sheet metal shop.

Violation(s): Office of a jobbing house is forbidden use.
Excessive floor area ratio.

VOTED: In reference to petition Z-8503, Ambrose J. Clifford, 33-35 O Street, South Boston, for forbidden use and variance to erect two-story addition to roofing-sheet metal shop in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. Two-story addition in front of this commercial structure would block light and air to dwellings on both sides. Expansion of this use in a predominantly residential neighborhood is unwarranted.

PLAYGROUND

EAST

STREET

OHV-1
26.01

SECOND

GRACE ST
THIRD

EAST

NAZARETH
GRADE SCHOOL
(GRAM.)

CONVENT

NAZARETH
HIGH
SCHOOL

ST. BRIGIDS
CHURCH
(R.C.)

ST. MATHEW
&
THE REDEEMER

SWALLOW

STREET

BUTLAND

STREET

Z-8503

33-35

O ST.

SOUTH BOSTON

STREET

OLIVER NAZARD

BOSTON
CLUB

Hearing: 5/8/86 Z-8506
William D. Fitzgerald
50½-50 Washington Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy to four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-8506, William D. Fitzgerald, 50½-50 Washington Street, Charlestown, for forbidden use and three variances for change of occupancy to four-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant reviews basement unit plans with Authority. There is no record of legal occupancy; existing three-family dwelling.

Z-8506

50 1/2 -

50 WASHINGTON ST.

CHARLESTOWN



Board of Appeal Referrals

5/1/86

Hearing: 5/8/86

Z-8511
Marilyn Grosberg
246-248 West Broadway
South Boston

Site: 2½-Story structure

District(s): General business (B-1)

Purpose: Change occupancy from retail and supplies to six apartments and auto supply store.

Violation(s): Insufficient lot area, open space, and off-street parking.

VOTED: In reference to petition Z-8511, Marilyn Grosberg, 246-248 West Broadway, South Boston, for three variances for change of occupancy from retail auto supplies to six apartments and auto supply store in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans inclusive of dormer additions and materials be submitted to the Authority for design review approval. Apartments will occupy the upper floors which were originally intended for residential use. Existing dormers enlarged for additional living space.



Z-8511

246-248 WEST BROADWAY

SOUTH BOSTON

Board of Appeal Referrals

5/1/86

Hearing: 5/8/86 Z-8519
Giovanni DiCostanzo
59 Cottage Street
East Boston

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-8519, Giovanni DiCostanzo, 59 Cottage Street, East Boston, for forbidden use and three variances for change of occupancy from three- to four-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Proposal is inappropriate. Plans indicate proposed basement apartment is below grade. Small living space, inadequate lighting, ventilation, density impact, and potential flooding are serious concerns which must be addressed.

Z-8519 59 COTTAGE ST. EAST BOSTON



Board of Appeal Referrals

5/1/86

Hearing: 5/8/86 Z-8520
27 Dartmouth Street Trust
27 Dartmouth Street
Boston

Site: 3½-Story structure

District(s): Apartment (H-3)

Purpose: Erect rear shed dormer and deck additions to five-unit apartment structure.

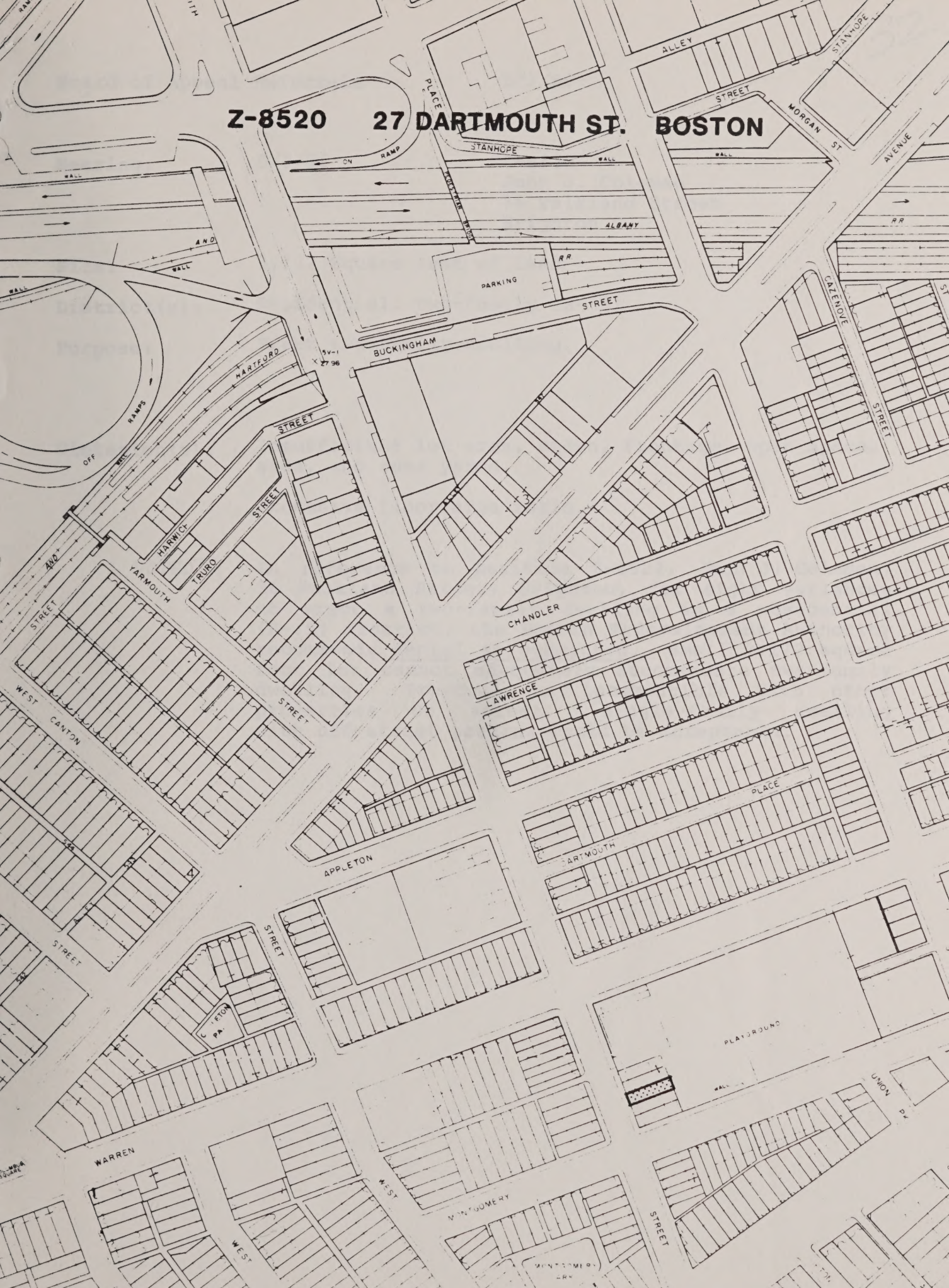
Violation(s): Restricted roof structure district.

VOTED: In reference to petition Z-8520, 27 Dartmouth Street Trust, 27 Dartmouth Street, Boston, for conditional use to erect rear shed dormers and deck additions to five-unit apartment structure in an apartment (H-3) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant meets with South End Historical Society and the Ellis Neighborhood Association to review plans and address any concerns.

Z-8520

27 DARTMOUTH ST.

BOSTON



Board of Appeal Referrals

5/1/86

Hearing: 5/8/86 Z-8522
John J. Coleman
36 Falkland Street
Brighton

Site: 3,172 Square feet of land

District(s): Residential, two-family (R-.5)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area, width, frontage, open space,
side, and rear yards.

Excessive floor area ratio.

VOTED: In reference to petition Z-8522, John J. Coleman,
36 Falkland Street, Brighton, for eight variances
to erect a two-family dwelling in a residential
(R-.5) district, the Boston Redevelopment Authority
recommends denial as submitted. Small 3,172 square
foot lot cannot adequately accommodate two-family
dwelling. Proposal is incompatible with other
properties on street. Single-family dwelling
with off-street parking would be acceptable.



Z-8522

36 FALKLAND ST.

BRIGHTON

Board of Appeal Referrals

5/1/86

33

Hearing: 5/8/86 Z-8523-8525
Patrick Cibotti
2-6 Granfield Avenue
Roslindale

Site: 4,250 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Subdivide; erect three one-family dwellings.

Violation(s): Insufficient lot area, width, frontage, and side yard.

Excessive floor area ratio.

VOTED: In reference to petitions Z-8523-8525, Patrick Cibotti, 2-6 Granfield Avenue, Roslindale, for twelve variances to erect three one-family dwellings in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial without prejudice. Submitted plan is inadequate and should be revised. Concerns are: scale of structures, compatibility with two- and three-family neighborhood, and location of off-street parking with respect to proposed subdivision.

Z-8523-8525 2-6 GRANFIELD ST. ROSLINDALE

ARBORETUM



JAMES F. HEALY
PLAYGROUND

Z-8523-25

2-6 GRANFIELD ST.

ROSLINDALE

Board of Appeal Referrals

5/1/86

Hearing: 5/8/86 Z-8548-8549
James E. Joyce, Jr. &
Daniel P. McLaughlin
239-241 Dorchester Street &
218 West Eighth Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Subdivide; change occupancy from five apartments
and retail store to two apartments and retail
store.

Violation(s): Excessive floor area ratio.
Insufficient lot area and rear yard.

VOTED: In reference to petitions Z-8548-8549,
James E. Joyce, Jr. & Daniel P. McLaughlin, 239-241
Dorchester Street and 218 West Eighth Street,
South Boston, for four variances to subdivide
and change occupancy from five apartments and
retail store to two apartments and retail store
in an apartment (H-1-50) and local business (L-1)
districts, the Boston Redevelopment Authority
recommends approval. Existing combined occupancy
of structure is five apartments and retail store.
Proposed subdivision will create a three-family
dwelling and a two-family dwelling and retail
store. One property to be sold for economic
reasons. No apparent impact on residential-local
business neighborhood.



Z-8548-49

239-241 DORCHESTER ST.

218 WEST EIGHTH ST.

SOUTH BOSTON

Board of Appeal Referrals

5/1/86

35

Hearing: 5/13/86 Z-8565
Harry J. Stoia
16 Lincoln Street
Brighton

Site: Two-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-8565, Harry J. Stoia, 16 Lincoln Street, Brighton, for forbidden use and three variances for change of occupancy from two- to three-family dwelling in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Proposed basement apartment. Structure, because of basement height and grade of lot, is not conducive to conversion. No off-street parking provided.



Z-8565

16 LINCOLN ST. BRIGHTON

Board of Appeal Referrals

5/1/86

Hearing: 5/6/86 Z-8582-8583
Locksley Bryan
58-60 Bartlett Street
Roxbury

Site: Two-story duplex structures

District(s): Apartment (H-1)

Purpose: Change occupancy from two- to three-family dwelling;
legalize occupancy as three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden
use.

Insufficient lot area and open space.

VOTED: In reference to petitions Z-8582-8583,
Locksley Bryan, 58-60 Bartlett Street, Roxbury,
for two forbidden uses and four variances for
change of occupancy from two- to three-family
dwelling and legalize occupancy as three-family
dwelling in an apartment (H-1) district, the Boston
Redevelopment Authority recommends approval with
proviso that plans for basement apartments and
any exterior changes are submitted to the Authority
for design review approval. Existing conditions.
Duplex structure will be substantially
rehabilitated.

Z-8582-8583

58-60 BARTLETT ST. ROXBURY



Hearing: 5/6/86 Z-8590
Public Facilities Department
10-18 Dimock Street
Roxbury

Site: Vacant land

District(s): Apartment (H-1)

Purpose: Erect three-story fourteen-unit apartment structure.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-8590, Public Facilities Department, 10-18 Dimock Street, Roxbury, for variance to erect three-story fourteen-unit apartment structure in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval; that architectural style and treatment of facade be compatible with Dimock Community Center Complex. Proposed Elizabeth Stone House will provide temporary home for homeless women and women who are receiving medical treatment or counseling off site.



Z-8590 10-18 DIMOCK ST. ROXBURY

Hearing: 5/13/86 Z-8617-8618
Boston Redevelopment Authority
279 & 291 Eustis Street
Roxbury

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Combine lots; change occupancy from eight apartments to 25 bed recovery home for alcoholics.

Violation(s): Group care residence and ancillary use are conditional uses.

VOTED: In reference to petitions Z-8617-8618, Boston Redevelopment Authority, 279 & 291 Eustis Street, Roxbury, for two conditional uses to combine lots and change occupancy from eight apartments to 25 bed recovery home for alcoholics in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Casa Esperanza, a non-profit agency has been designated developer by the Authority to rehabilitate properties for recovery home for Hispanic male alcoholics in the Greater Boston area. Residents will also receive physical and mental health care, employment counseling, job placement assistance, and other counseling. Project has widespread community support.



Z-8617-18

279-291 EUSTIS ST. ROXBURY

Board of Appeal Referrals

5/1/86

Hearing: 5/8/86 Z-8620
Michael Mancini & Thad Byrd
31 Lyndhurst Street
Dorchester

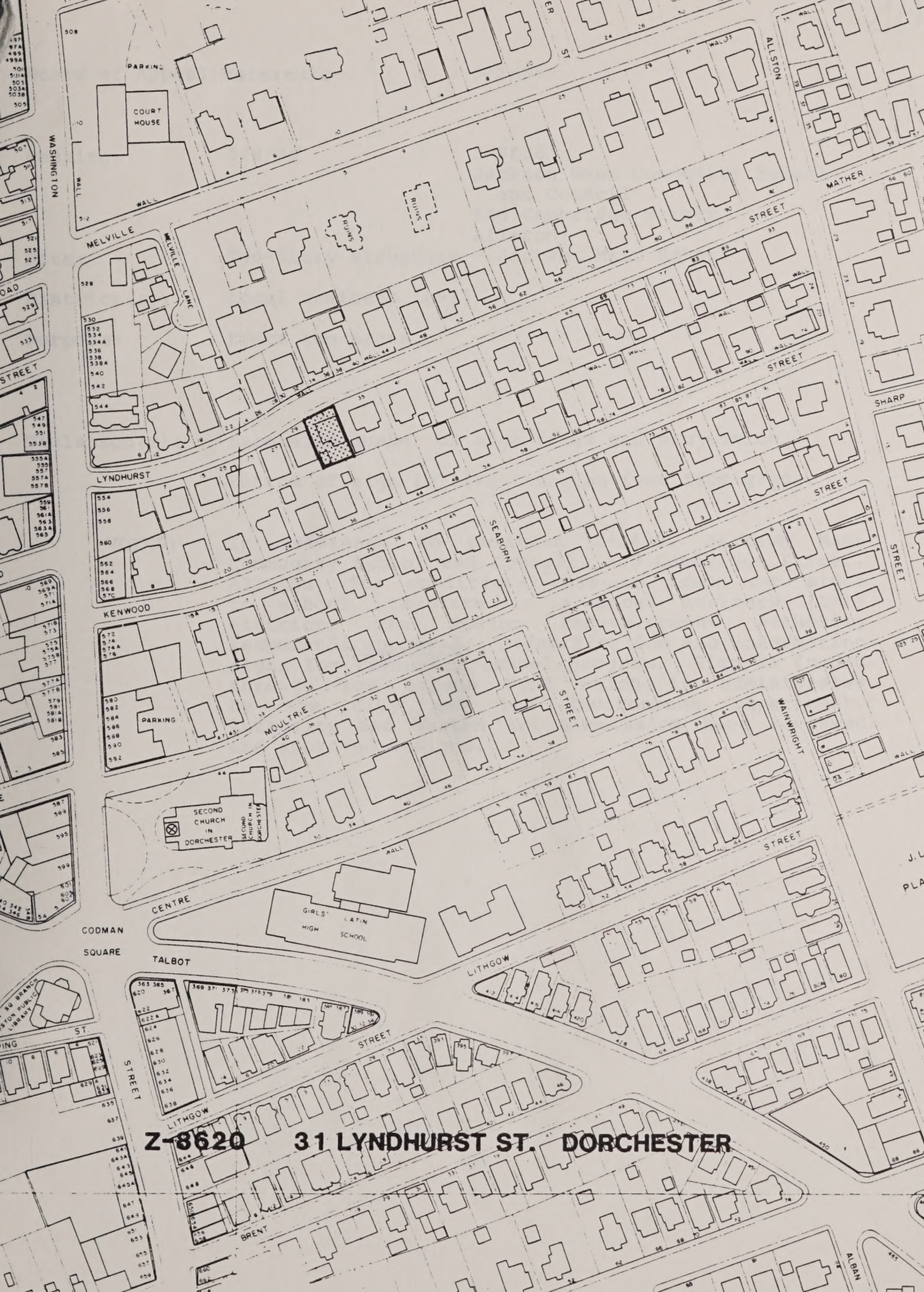
Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect greenhouse, deck, and dormer additions to one-family dwelling.

Violation(s): Excessive height of building.
Insufficient rear yard.

VOTED: In reference to petition Z-8620, Michael Mancini & Thad Byrd, 31 Lyndhurst Street, Dorchester, for two variances to erect greenhouse, deck, and dormer additions to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Structure has been substantially rehabilitated and the proposed additions represent the final phase. Neighbors have no objections.



Z-8620

31 LYNDHURST ST. DORCHESTER

Board of Appeal Referrals

5/1/86

Hearing: 5/8/86 Z-8630
Jackson Mann Community School
and Council
500 Cambridge Street
Allston
Site: Two-story structure - Jackson Mann School
District(s): Local business (L-1)
Purpose: Erect two signs.

Violation(s): Excessive number of sign faces and projection.
Bottom of sign is less than ten feet from grade.

VOTED: In reference to petition Z-8630, Jackson Mann Community School and Council, 500 Cambridge Street, Allston, for conditional use to erect two signs to school structure in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Identification and information signs for community school program. Sign is funded through the Browne Fund which is administered by the City and its Environment Department. Authority and Boston Art Commission have reviewed and approved designs.

500 CAMBRIDGE STREET, ALLSTON



Z-8630 500 CAMBRIDGE STREET, ALLSTON

Hearing: 5/8/86 Z-8632
Neponset Parkway Florist
79 Glenwood Avenue
Hyde Park

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect two-story side addition to one-family dwelling;
change occupancy from one-car garage to florist
shop.

Violation(s): Florist shop is forbidden use.

Excessive floor area ratio.

Insufficient front yard.

VOTED: In reference to petition Z-8632, Neponset Parkway
Florist, 79 Glenwood Avenue, Hyde Park, for
forbidden use and three variances to erect two-story
addition to one-family dwelling and change occupancy
from one-car garage to florist shop in a
single-family (S-.5) district, the Boston
Redevelopment Authority recommends approval with
proviso that plans be submitted to the Authority
for design review approval. Deteriorated structure
will be rehabilitated and neighborhood eyesore
eliminated. Addition will also provide needed
family space.



Z-8632

79 GLENWOOD AVE. HYDE PARK

SGT. JOHN T. MOYNIHAN
MEMORIAL PLAYGROUND

FAIRMOUNT
PUBLIC HOUSING PROJECT
BOSTON 200-5

Hearing: 5/6/86 Z-8642
Maryann McLeod Crush
159-165 M Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from five apartments and store
to six apartments.

Violation(s): Dwelling converted for more families is forbidden
use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-8642, Maryann McLeod
Crush, 159-165 M Street, South Boston, for forbidden
use and two variances for change of occupancy
from five apartments and store to six apartments
in an apartment (H-1-50) district, the Boston
Redevelopment Authority recommends approval with
proviso that plans for exterior changes be submitted
to the Authority for design review approval.
Elimination of storefront. Predominantly
residential neighborhood.



Z-8642

159-165 M ST.

SOUTH BOSTON

EAST

FOURTH

FIFTH

SIXTH

SEVENTH

EIGHTH

STREET

Hearing: 5/6/86 Z-8645
Andrew J. Warren
96 Highland Street
Hyde Park

Site: 2½-Story structure

District(s): Single-family (S-.3)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

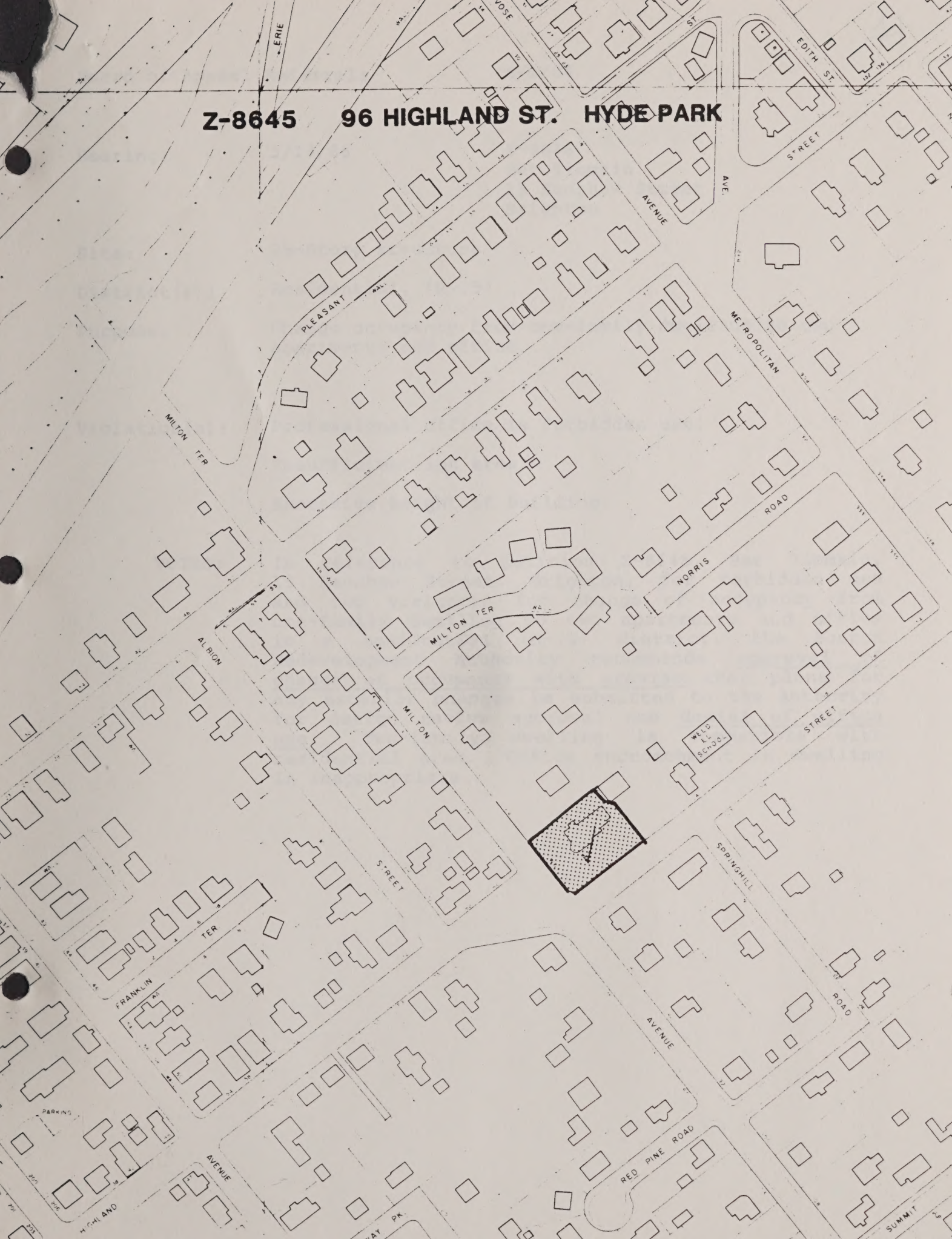
Change in nonconforming use.

Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-8645, Andrew J. Warren, 96 Highland Street, Hyde Park, for forbidden use, change in nonconforming use, and two variances for change of occupancy from two- to three-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval with following provisos: that plans be submitted to the Authority for design review approval; that off-street parking be provided. Large Victorian structure on 18,494 square foot corner lot. Use compatible with similar properties in the immediate area. Fairmount Neighborhood Association has expressed support.

Z-8645

96 HIGHLAND ST. HYDE PARK



Hearing: 5/13/86 Z-8648
Ber Tiomkin
15 Henshaw Street
Brighton

Site: 2½-Story structure

District(s): Residential, (R-.5)

Purpose: Change occupancy from one-family dwelling to two
apartments and office.

Violation(s): Professional office is forbidden use.

Insufficient lot area.

Excessive height of building.

VOTED: In reference to petition Z-8648, Ber. Tiomkin, 15 Henshaw Street, Brighton, for forbidden use and two variances for change of occupancy from one-family dwelling to two apartments and office in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval of change of occupancy with proviso that plans for any exterior changes be submitted to the Authority for design review approval and denial of office use. Two-family dwelling is compatible with residential area. Office encroachment in dwelling is inappropriate.



Z-8648 15 HENSHAW ST. BRIGHTON

Hearing: 5/8/86 Z-8669
Public Facilities Department
60 Southern Avenue
Dorchester

Site: Two-story structure (former John Whittier School)

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from school to 14 apartments.

Violation(s): Off-street parking not allowed within required front yard.

Insufficient rear yard and off-street parking.

VOTED: In reference to petition Z-8669, Public Facilities Department, 60 Southern Avenue, Dorchester, for three variances for change of occupancy from school to fourteen apartments in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Conversion of former John Whittier School by the Massachusetts Department of Community Affairs which will be the permanent owner. School is presently abandoned and will be converted into fourteen apartment units for low- and moderate-income families and individuals. Affordable housing development will include sixteen off-street parking spaces and children's play area. Technical assistance will be supplied by Codman Square Housing Development Corporation.



Z-8669

60 SOUTHERN AVE.

DORCHESTER

Board of Appeal Referrals

5/1/86

Hearing: 5/13/86 Z-8668
Jasmine Purshotham
171 King Street
Dorchester

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Enclose first floor rear porch of three-family dwelling.

Violation(s): Excessive floor area ratio.
Insufficient rear yard.

VOTED: In reference to petition Z-8668, Jasmine Purshotham, 171 King Street, Dorchester, for two variances to enclose a rear porch of three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Enclosure will provide privacy and protection from pedestrian traffic along St. Jude Terrace.



Z-8668

171 KING ST. DORCHESTER

